

ORDINANCE NO. 020808-Z-9

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9222 WEST PARMER LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No.C14-02-0100, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.049 acre tract of land, more or less, out of the Rachel Saul Survey and the Thomas P. Davy Survey, Williamson County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 9222 West Parmer Lane, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Adult oriented businesses	Agricultural sales and services
Art and craft studio (general)	Building maintenance services
Campground	Commercial blood plasma center
Construction sales and services	Convenience storage
Electronic prototype assembly	Equipment sales
Kennels	Laundry service
Pawn shop services	Plant nursery
Software development	Vehicle storage
Veterinary services	Custom manufacturing
Limited warehousing and distribution	Maintenance and service facilities

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on August 19, 2002.

PASSED AND APPROVED

August 8, 2002

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Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

0.049 ACRES
ZONING EXHIBIT A
DAVIS SPRING SECTION 10-B

A DESCRIPTION OF 0.049 ACRES (APPROX. 2145 S.F.) OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 AND THE THOMAS P. DAVY SURVEY, ABSTRACT NO. 169, CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK A, DAVIS SPRING SECTION 10-B, A SUBDIVISION OF RECORD IN CABINET S, SLIDE 178-179 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.049 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

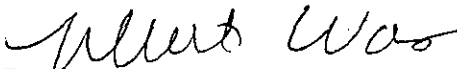
COMMENCING at a ½" rebar with cap found at the intersection of the east right-of-way line of Parmer Lane (200' right-of-way width) and the south right-of-way line of Southern Pacific Railroad (100' right-of-way width), for the northwest corner of said Lot 1, from which a concrete monument found bears North 21°38'33" West, a distance of 2.18 feet;

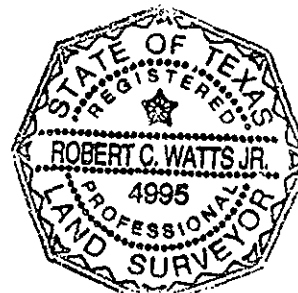
THENCE South 45°25'54" East, over and across Lot 1, a distance of 224.09 feet to the **POINT OF BEGINNING**;

THENCE continuing over and across Lot 1, the following four (4) courses:

1. North 68°10'34" East, a distance of 59.23 feet to a calculated point;
2. South 21°45'16" East, a distance of 36.20 feet to a calculated point;
3. South 68°10'34" West, a distance of 59.28 feet to a calculated point;
4. North 21°40'12" West, a distance of 36.20 feet to the **POINT OF BEGINNING**, containing 0.049 acres of land, more or less.

Surveyed on the ground in May, 2002. Attachments: Survey Drawing 308-02E1.WPD. Bearing Basis is grid azimuth for Texas Central Zone, 83/93 HARN values from LCRA control network.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



S-14-02

SOUTHERN PACIFIC RAILROAD
(100' RIGHT-OF-WAY, 33/565)
35"E 308.20'
36"E 305.00'

SCALE: 1"=50' N

LOT
BLOC

LOT 1
BLOCK A

P.O.B.

0.049 AC.

LOT 1
BLOCK A

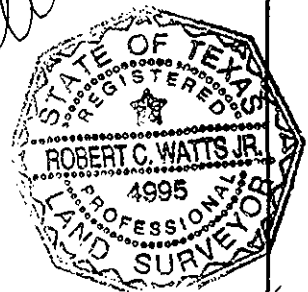
W/CAP
A
S20°48'19"W 81.97'
(S20°47'24"W 82.04')
W/CAP

PARMER LANE
(200' RIGHT-OF-WAY WIDTH)

W/CAP

S68°17'57"W 172.02'
(S68°19'44"W 172.00')

LOT 2
BLOCK A
CAB. S; SLIDE 178-179



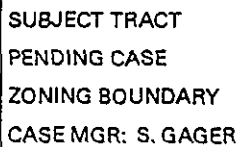
5-14-02

LINE TABLE		
No.	BEARING	LENGTH
L1	N21°38'33"W	2.18'
L2	N68°10'34"E	59.23'
L3	S21°45'16"E	36.20'
L4	S68°10'34"W	59.28'
L5	N21°40'12"W	36.20'

ATTACHMENTS: METES AND BOUNDS
DESC. 308-02E1.WPD
BEARING BASIS: GRID AZIMUTH FOR
TEXAS CENTRAL ZONE, 1983/93 HARN
VALUES FROM LCRA CONTROL
NETWORK.

PROJECT NO: 308-002
DRAWING NO: 308-02E1
PLOT DATE: 05/14/02
DRAWN BY: COD

Chaparral



SUBJECT AREA (acres): 0.049

{NTLS: SM

H4Q